

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Armstrong Simmonds Architects FAO: Edmund Thomas Green
FROM:	Highways, WSCC
DATE:	30/07/2018
LOCATION:	90 & 91, South Terrace, Littlehampton, West Sussex, BN17 5LJ
SUBJECT:	PRE-45-18 Change use from existing leisure use of upper ground floor to form 3 flats. Extension of first floor to form 3 flats. Creation of 2 flats in roof space associated alterations to amenity and parking. Resubmission following LU/197/17/PL
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	n/a

The Highways Authority has been consulted for pre-application advice in regard to the change use from existing leisure use of upper ground floor of 90 & 91, South Terrace, Littlehampton to form 3 flats. Extension of first floor to form 3 flats. Creation of 2 flats in roof space associated alterations to amenity and parking. Proposed amendments following LU/197/17/PL.

The proposed represents an increase of +2 residential units over what was previously approved under LU/197/17/PL.

In highways terms this increase in residential units would increase the anticipated car parking demand created by the development. A total of 4 car parking spaces will be provided to serve the 8 flats, presumably on an unallocated basis.

Using the plans submitted it would be anticipated that a development of this size in this location would attract the demand for 6 car parking spaces. While there is a shortfall of 2 spaces the existing use of the site must be taken into consideration. The existing D2 use would have attracted a significant quantity of parking demand (1 space per 22sqm); taking into consideration the loss of D2 use class the overall parking demand of the proposed would be considered lower than the existing use of the site.

As such the Local Highways Authority does not consider that the proposal for would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist an amendment of this basis.

I trust you appreciate that any advice given by council officers for pre application enquiries does not constitute a formal response or decision of the council with regard to the granting of planning permission in the future. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal

consideration of any application, which will be the subject of public consultation and ultimately decided by the Local Planning Authority.

Ian Hayward
West Sussex County Council – Planning Services